

Yolo County Economic Forecast

Yolo County is located in the Sacramento Valley, bordering Sacramento County to the east, Napa County to the west, and sharing a southern border with Solano County. The region (consisting of Sacramento, Yolo, Placer, and El Dorado Counties) is one of the fastest growing metro area economies in California. Yolo County has a population of 187,743 people and nearly 97,000 wage and salary jobs. The per capita income in the county is \$28,670, and the average salary per worker is \$40,440.

Employment growth in the greater Northern California region was stagnant in 2004, due primarily to the weak Bay Area labor market. While employment in the Bay Area fell another 1 percent last year, employment in the Sacramento Valley grew by 1.3 percent. In 2004, 1,480 total wage and salary jobs were created in Yolo County, representing a growth rate of 1.6 percent. Non-farm employment grew slightly faster, at 1.7 percent. The unemployment rate increased slightly to 5.5 percent in 2004.

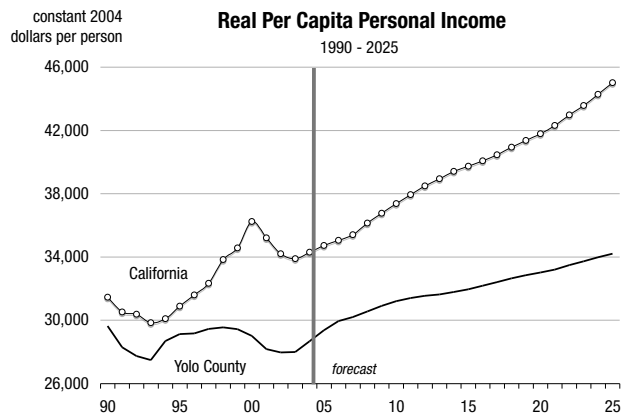
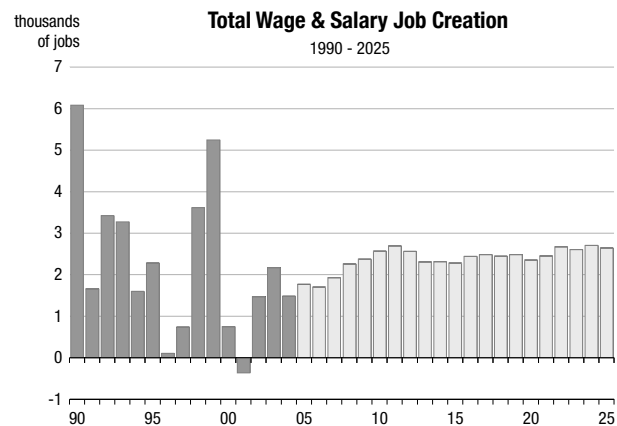
The principal sectors that are producing jobs in Yolo County are government, transportation, and manufacturing. The public sector, led by UC Davis, continues to be the dominant sector of job growth. Furthermore, employment in manufacturing increased 11 percent in 2004.

The population grew in Yolo County at a rate of 2 percent in 2004. The fastest growing city in the county is West Sacramento, which jumped 5.7 percent last year. Davis is the largest city in the county, with over 64,000 residents, though the population curiously dropped by 0.2 percent last year.

Employment and population growth will continue at healthy rates in Yolo County over the next several years. Inland counties, like Yolo County, will dominate growth in the state due to the relative affordability and higher production of homes.

Forecast Highlights

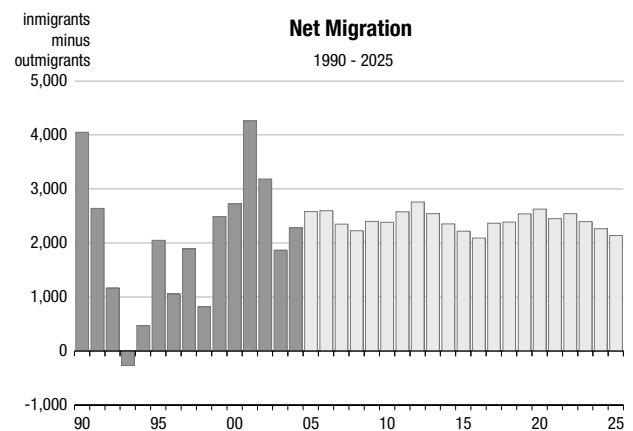
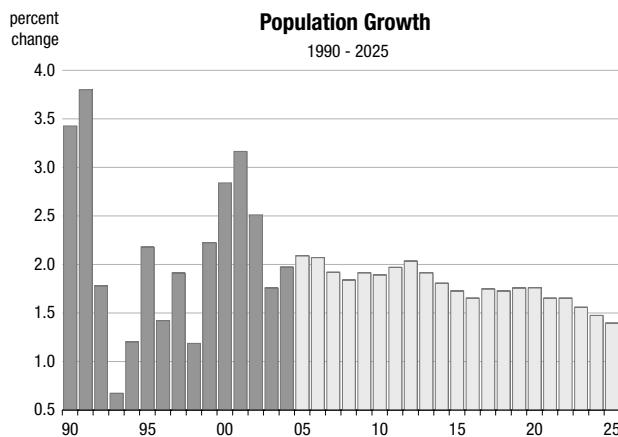
- Non-farm job growth is forecast to increase in 2005 to 1.9 percent. Job growth is expected to continue to rise over the next five years, and will average 2.2 percent per year over that time period.
- Average salaries adjusted for inflation are currently below the California state average, remaining so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.5 percent per year over the next 5 years.
- Between 2005 and 2010, the momentum for employment growth remains in professional services, leisure services, retail trade, and government. These sectors account for 74 percent of all jobs created in the county over the next five years.
- The population in the county will continue to grow faster than the state average. Annual growth in the 2005 to 2010 period averages 1.9 percent per year. Average growth in the state during this same period is 1.5 percent per year.
- Net migration will increase to approximately 2,600 people in 2005. Over the next five years net migration is expected to decline slightly to an average of 2,400 net migrants entering the county per year.
- Real per capita income will increase at a rate of 2.4 percent in 2005. Over the next five years real per capita incomes are forecast to increase an average of 1.2 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a healthy rate of 4.1 percent in 2005. Over the next five years real taxable sales are forecast to increase 5.6 percent per year.
- Industrial production is forecast to increase a marginal 0.5 percent in 2005. Over the next five years the growth rate of industrial production will increase, with total production rising 3.5 percent per year.



Yolo County Economic Forecast

1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1995	154,600	2,050	125.7	54.9	709	\$1.6	\$3.4	\$29,132	2.0	389.8	1.21	6.7
1996	156,800	1,059	128.3	55.5	798	\$1.7	\$3.6	\$29,172	2.3	400.8	1.25	6.0
1997	159,800	1,894	122.9	56.2	714	\$1.8	\$3.8	\$29,453	3.4	415.0	1.23	5.8
1998	161,700	824	131.5	57.0	1,591	\$1.9	\$4.0	\$29,552	3.2	333.0	1.31	4.9
1999	165,300	2,491	135.9	57.7	1,465	\$2.1	\$4.2	\$29,436	4.2	391.8	1.47	4.2
2000	169,997	2,728	139.5	59.4	1,216	\$2.4	\$4.5	\$29,008	4.5	334.0	1.45	4.3
2001	175,376	4,262	145.7	60.8	1,300	\$2.4	\$4.7	\$28,177	5.4	302.1	1.32	4.3
2002	179,780	3,187	156.0	62.2	1,389	\$2.4	\$4.9	\$27,965	1.6	308.8	1.38	5.0
2003	182,942	1,864	155.2	63.3	1,763	\$2.5	\$5.1	\$28,001	1.8	307.9	1.49	5.3
2004	186,554	2,282	158.3	64.8	2,215	\$2.7	\$5.3	\$28,672	1.2	302.9	1.66	5.5
2005	190,455	2,581	160.6	67.2	1,898	\$2.9	\$5.7	\$29,372	1.7	314.9	1.67	4.3
2006	194,401	2,600	163.1	69.1	1,940	\$3.1	\$6.1	\$29,955	2.7	322.0	1.69	4.2
2007	198,133	2,351	165.8	71.1	1,858	\$3.4	\$6.5	\$30,206	2.6	326.7	1.75	4.2
2008	201,784	2,227	168.7	73.0	1,563	\$3.7	\$6.8	\$30,557	2.6	330.0	1.81	4.1
2009	205,650	2,399	171.8	74.6	1,216	\$4.0	\$7.2	\$30,910	2.5	332.7	1.89	4.1
2010	209,545	2,385	175.1	75.8	1,177	\$4.3	\$7.6	\$31,204	2.7	334.9	1.98	4.0
2011	213,678	2,580	178.4	77.0	1,424	\$4.6	\$8.0	\$31,405	2.7	336.8	2.07	3.9
2012	218,030	2,760	181.8	78.4	1,644	\$5.0	\$8.4	\$31,550	2.8	338.5	2.15	3.8
2013	222,206	2,545	185.5	80.1	1,509	\$5.3	\$8.8	\$31,629	2.9	340.0	2.24	3.6
2014	226,226	2,356	189.3	81.6	1,392	\$5.7	\$9.2	\$31,794	2.9	341.4	2.33	3.5
2015	230,138	2,221	193.3	83.0	1,303	\$6.1	\$9.7	\$31,954	3.1	342.6	2.40	3.4
2016	233,945	2,093	197.4	84.4	1,658	\$6.4	\$10.2	\$32,187	3.0	343.8	2.48	3.4
2017	238,040	2,369	201.6	86.0	1,790	\$6.8	\$10.7	\$32,406	2.9	344.8	2.57	3.5
2018	242,153	2,387	205.9	87.9	1,494	\$7.2	\$11.3	\$32,646	2.7	345.8	2.68	3.4
2019	246,417	2,541	210.3	89.4	1,292	\$7.6	\$11.8	\$32,853	2.8	346.7	2.77	3.4
2020	250,758	2,628	214.7	90.7	1,380	\$8.0	\$12.4	\$33,019	2.7	347.5	2.86	3.3
2021	254,905	2,451	219.2	92.1	1,244	\$8.5	\$13.0	\$33,207	2.6	348.3	2.96	3.2
2022	259,121	2,544	223.8	93.4	1,703	\$8.9	\$13.6	\$33,483	2.6	348.9	3.05	3.2
2023	263,163	2,396	228.5	95.1	1,415	\$9.4	\$14.3	\$33,735	2.7	349.6	3.14	3.1
2024	267,049	2,264	233.3	96.5	1,515	\$9.9	\$15.0	\$33,982	2.7	350.1	3.24	3.0
2025	270,781	2,138	238.1	98.0	1,326	\$10.4	\$15.7	\$34,203	2.7	350.7	3.32	3.0



Yolo County Employment Forecast

1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1995	81.6	5.27	2.78	6.23	6.7	11.7	2.98	8.2	1.09	5.03	4.71	25.4
1996	81.7	5.39	3.14	6.49	6.8	11.9	2.93	8.2	1.04	4.40	4.83	25.2
1997	82.5	4.91	3.55	6.41	6.4	13.1	2.90	8.4	1.15	3.79	4.65	25.6
1998	86.1	4.90	3.87	6.69	6.6	13.4	3.11	9.1	1.07	4.37	4.82	26.6
1999	91.3	5.01	4.68	7.14	7.3	14.1	3.04	9.0	1.03	4.81	5.28	28.3
2000	92.1	4.56	4.78	6.17	7.4	13.2	3.17	9.3	1.14	5.19	5.78	29.7
2001	91.7	4.10	4.98	5.41	7.6	13.0	3.16	8.8	1.06	5.58	5.96	30.3
2002	93.2	4.48	4.94	5.49	7.7	12.4	3.28	8.1	1.13	5.84	5.88	32.1
2003	95.4	4.17	5.10	6.06	7.3	12.0	3.27	8.1	1.08	5.81	6.28	34.3
2004	96.9	4.08	5.28	6.75	7.7	11.9	3.28	7.8	0.94	5.79	6.16	35.3
2005	98.6	4.06	5.54	6.71	7.6	11.9	3.32	8.4	1.01	5.96	6.29	36.0
2006	100.3	4.07	5.74	6.72	7.6	12.1	3.36	8.6	1.04	6.14	6.47	36.6
2007	102.3	4.08	5.87	6.73	7.7	12.3	3.38	8.9	1.06	6.32	6.68	37.3
2008	104.5	4.10	5.93	6.71	7.9	12.6	3.39	9.3	1.07	6.51	6.98	38.1
2009	106.9	4.12	5.93	6.72	8.1	13.0	3.41	9.6	1.07	6.69	7.14	39.1
2010	109.5	4.13	5.96	6.72	8.3	13.3	3.44	10.0	1.07	6.88	7.35	40.2
2011	112.2	4.15	6.02	6.77	8.5	13.7	3.48	10.3	1.08	7.06	7.51	41.4
2012	114.7	4.17	6.08	6.79	8.8	14.0	3.51	10.6	1.08	7.23	7.66	42.6
2013	117.0	4.18	6.10	6.80	9.0	14.1	3.55	10.9	1.08	7.38	7.79	43.8
2014	119.4	4.20	6.14	6.77	9.2	14.4	3.58	11.1	1.08	7.54	7.93	45.1
2015	121.6	4.21	6.19	6.73	9.4	14.5	3.62	11.3	1.08	7.71	8.10	46.3
2016	124.1	4.22	6.31	6.74	9.6	14.8	3.66	11.4	1.08	7.89	8.29	47.6
2017	126.6	4.23	6.40	6.75	9.9	15.1	3.70	11.5	1.08	8.06	8.50	48.9
2018	129.0	4.24	6.42	6.76	10.1	15.3	3.73	11.6	1.09	8.24	8.67	50.2
2019	131.5	4.25	6.42	6.76	10.4	15.6	3.76	11.7	1.09	8.43	8.79	51.6
2020	133.9	4.26	6.44	6.71	10.7	15.9	3.80	11.8	1.09	8.62	8.84	53.0
2021	136.3	4.27	6.44	6.73	10.9	16.2	3.83	11.9	1.09	8.80	8.90	54.5
2022	139.0	4.27	6.53	6.78	11.2	16.4	3.86	12.0	1.09	8.99	8.98	56.0
2023	141.6	4.28	6.54	6.84	11.5	16.7	3.90	12.1	1.09	9.18	9.04	57.5
2024	144.3	4.28	6.62	6.90	11.7	17.0	3.93	12.2	1.09	9.37	9.08	59.1
2025	147.0	4.29	6.65	6.93	12.0	17.3	3.97	12.3	1.09	9.56	9.13	60.7

